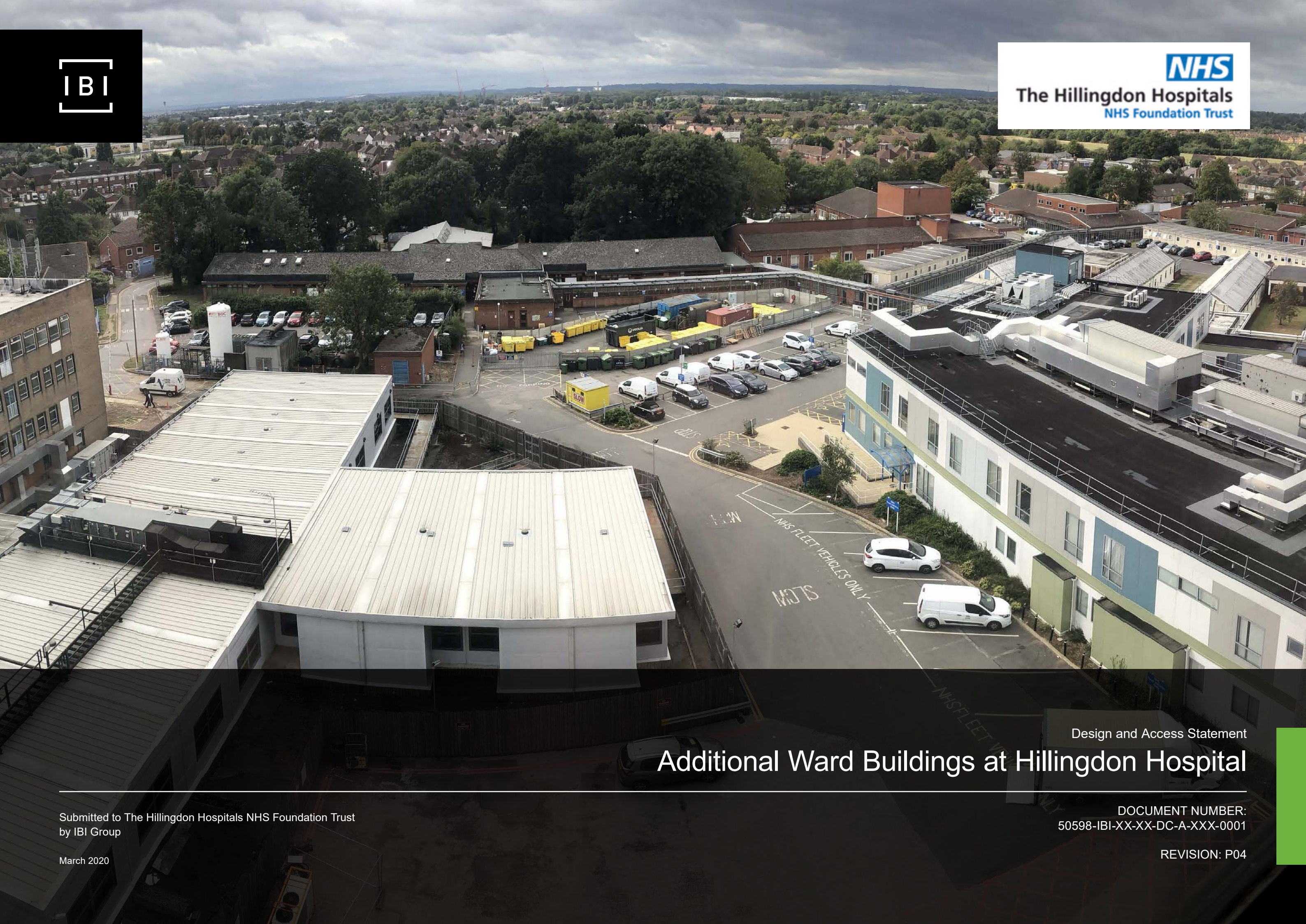




Additional Ward Buildings at Hillingdon Hospital

Design and Access Statement

Submitted to The Hillingdon Hospitals NHS Foundation Trust
by IBI Group

March 2020

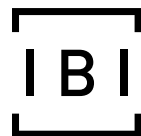
DOCUMENT NUMBER:
50598-IBI-XX-XX-DC-A-XXX-0001

REVISION: P04



The Hillingdon Hospitals NHS Foundation Trust
IBI Group - Design and Access Statement

**SITE
OFFICE**



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1.0 Introduction

This Design and Access statement has been prepared on behalf of The Hillingdon Hospitals NHS Foundation Trust (The Trust) in support of a planning application for additional ward accommodation to replace non compliant ward accommodation within the 1960’s Tower building, and elsewhere on the Hillingdon Hospital site. The new accommodation is located to the south of the AMU building and will be linked into the main service corridor that runs from north to south.

The application comprises four elements:

1. A new three storey ward building on the site of the existing Paediatric building. It will provide approximately 90 bed spaces, enabling much of the existing single storey Paediatric building that is suffering from subsidence to be demolished. Referred to as the Ward building South
2. A three storey ward building including a 28 bed Decant ward Building on the ground floor. This will be constructed on the site of the approved Decant ward Building and will provide two additional floors above. They will provide clinical and medical support space to assist the decant process. This building is referred to as the Ward building North
3. Relocation of the existing Waste Compound to make way for the new Ward building South and its car parking
4. Provision of 117 replacement car parking spaces

A new three storey ward building – Ward building South

The existing Paediatric building, known as the Peter Pan and Wendy wards, has suffered subsidence to the extent that it has had to be closed. Patient services have been displaced to the Mount Vernon site and the Fleming ward in the Tower. Children’s outpatients and day services have had to be moved to disparate

locations around the hospital. This is most unsatisfactory for patients, staff and visitors.

Moreover much of the accommodation within the Tower block and elsewhere on the site is unsatisfactory. In order to address this problem the Trust have secured funds from the Department of Health for a three storey building that will be located on the site of the existing Peter Pan and Wendy ward building, most of which will be demolished.

The building will be directly accessed from the Annexe corridor which is the principle corridor running from the north to the south of the hospital. The corridor links the proposed building to the Outpatients entrance and main visitor car park.

The proposed three storey building will be a prefabricated system building with a floor area of 4,061 sqm. Subject to the availability of funding it will be constructed in phases with the ground and first floor constructed initially followed by the second floor added at a later date. But the application is for a three storey building.

It is not intended to be a long term permanent structure, but the Trust are likely to occupy the building for at least 10 years, pending relocation of the hospital to a new site.

It will have a flat roof and the walls will be finished in Goose Wing Grey to harmonise with the adjacent AMU building.

A three storey ward building including a 28 bed Decant ward Building on the ground floor – Ward building North

A planning application for a 28 bed Decant Ward and winter Overspill Ward building was submitted in September 2019 ref 4058/ APP/2019/3286 and the Borough have resolved to grant planning permission for this building, subject to a S106 Agreement.

The two additional floors are on top of the approved building, but for the avoidance of

doubt this application is for a three storey building. The ground floor will be used as a 28 bed decant ward and the two new upper floors will provide clinical and medical accommodation to support the process of decanting wards. The Decant ward will be used as replacement accommodation whilst existing sub standard accommodation is refurbished and upgraded. The accommodation together with stair and lift core will have a total floor area of 2,995 sqm. It is proposed that this building will be constructed in a single operation.

Replacement Waste Compound

The new three storey ward building will be partially sited on the existing waste compound. It is proposed that this facility will be relocated to adjacent to the Women’s services building. A separate report describing the new location and the technical compliance of this facility has been prepared by the Trust and is submitted with the application.

Replacement car parking spaces

The Clinical Justification explains that the new buildings will be providing replacement ward accommodation for existing non-compliant

accommodation that will be demolished or decommissioned. The new buildings will not result in additional services or staff. So there is no intensification of the use of the site as a result of the buildings.

The buildings will result in the loss of 116 parking spaces. As indicated on the car parking plan it is proposed that these spaces will be reprovided with 117 spaces comprising:

41 mainly visitor spaces to the north of the proposed building

59 staff spaces will be provided in the vicinity of Building 15, which is to be demolished

9 spaces will be provided adjacent to the Waste Compound

4 spaces will be provided on the southern boundary of the site

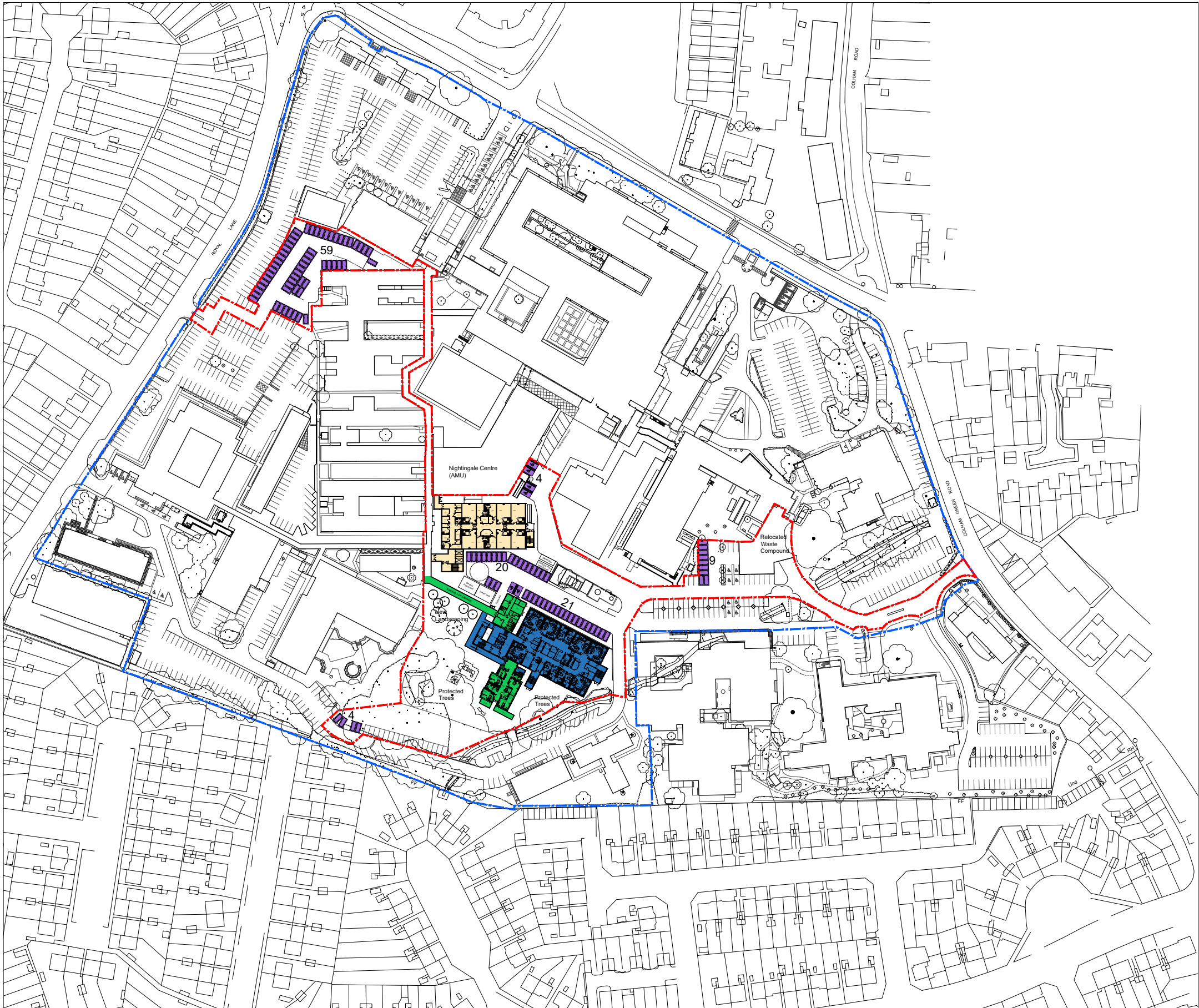
4 Disabled spaces adjacent to the Endoscopy department

So there will be no loss of car parking spaces. The replacement spaces will be for staff and visitor parking and 10 will be designated for blue badge holders. The barrier between the staff and visitor car park to the north of the site will be repositioned to ensure that the balance between staff and visitor spaces is maintained.

	Demolition (sqm)	Proposed Floor Area (sqm)
Ward Building South		
Ground Floor		1,471
First Floor		1,295
Second Floor		1,295
Ward Building North		
Ground Floor		1,011
First Floor		992
Second Floor		992
Existing Buildings		
Existing Paediatric Wards	1,266	
Building 15	121	
Building 17	276	
Total	1,663	7,056

1.0 Introduction

- Ward building South
- Ward buildin North
- Existing buildings to be retained
- Replacement car parking spaces



2.0 Context

Hillingdon Hospital comprises a mix of buildings which vary considerably in their form, architectural style and function. Much of the existing accommodation needs refurbishment or replacement due to the age of the buildings. A number of the buildings date back to the 1940's and there are a number of buildings which require considerable maintenance to bring them up to current standards.

The focal point of the hospital is a ten-storey tower which was constructed in the 1960's and dominates the built environment of the hospital campus. This building is typical for the period in which it was constructed and has a stark appearance owing to its proportions and materials.

There are several points of access to the site. The main entrance is from Pield Heath Road with a separate access for A&E. There are three separate accesses from Royal Lane.

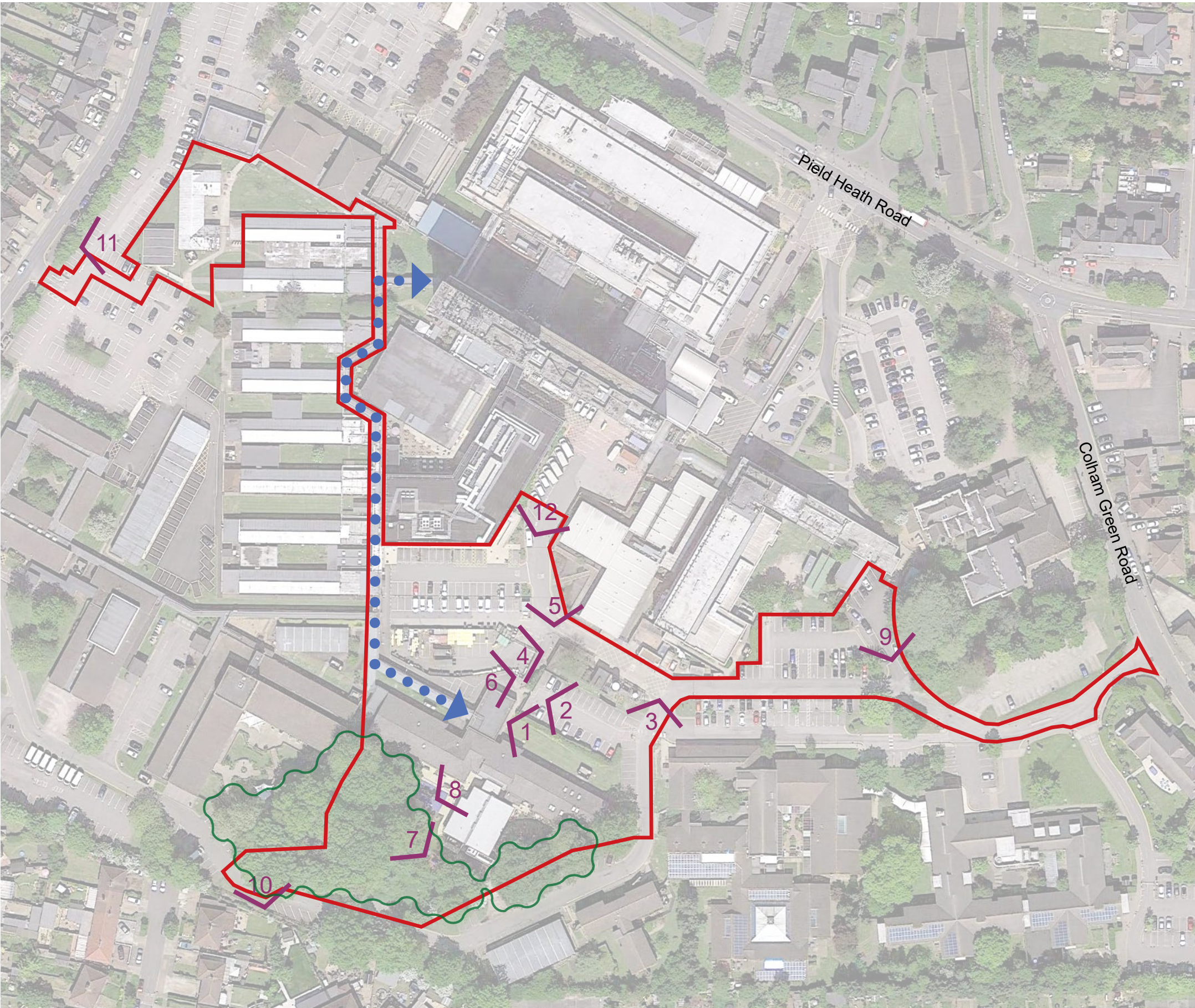
The 2 additional ward buildings are proposed to be sited within the southern part of the hospital grounds. The Ward building South is going to replace the existing Paediatric Building which is currently not in use due to the majority of areas being subject to subsidence. The building will be accessed from the main link which runs north south and will provide a level access threshold to a new lobby area where through lifts will accommodate the change in level of 1060mm between the proposed building and the existing 'Pod ward' with this floor level at 36.990. The ground floor level of the proposed ward building south has been determined having received flood risk assessment with the recommendation to set the floor level at 38.050. The site is located within the urban area and the proximity of bus stops in Pield Heath Road means that it is in a sustainable location.



AERIAL VIEW SHOWING THE EXISTING PAEDIATRIC BUILDING LOCATION

Existing Paediatric Building

2.1 Site Views



- ◄ ● ● ● ► Main Corridor Link
- Application Boundary
- └ Site View
- ~ Protected Tree Zone

2.1 Site Views



VIEW 1



VIEW 2



VIEW 3



VIEW 4

2.1 Site Views



VIEW 5



VIEW 6



VIEW 7



VIEW 8

2.1 Site Views



VIEW 9



VIEW 10



VIEW 11



VIEW 12

3.1 Use

Planning permission is sought to build:

Ward building South

A new three storey 90-bed ward which will be connected to the existing main north south access route at ground floor level with a new enclosed link. The proposed building will accommodate wards on all of the floors with the ground floor attached to the existing ward known as 'The Pod'.

The proposed ward building has been designed to comply with best practice and the minimum space standards set out in the Department of Health's Building Notes. The proposed building will comprise a mix of single bedrooms and four bed wards. For the new wards to be successful and integrated with the overall operation of the hospital the access needs to be as seamless as is possible. This is achieved via a link corridor that connects the new build element to the existing floor level. The level change to the entrance area is necessitated by the flood risk assessment which has determined the height of the ground floor. Through lifts and stair access is provided in the entrance area at the change in levels. The new three storey building will include two bed lifts and lobby area. The regulations require a building of this type/size is served by three separate stairs. A portion of the existing Paediatric ward building will be retained and integrated with the new building to utilise the existing incoming services space as part of the plantroom requirements for the new building. This part of the building will also be remodelled internally to provide staff change and amenity accommodation.

The proposed building will be a prefabricated modular building. It is not intended to be a long-term permanent structure. The Trust will lease the building initially for 5 years with an option to purchase for the longer term.

Ward Building North

The two additional floors of modular building



SITE PLAN DETAIL SHOWING WARD BUILDING SOUTH AND NORTH

above the single storey 28 bed Decant Ward and winter Overspill Ward building will result in a three-storey building. A lift and stair core will also be required to serve these additional floors. While the ground floor will remain as a 28 bed decant ward the two additional floors will provide clinical and medical space to the

process of decanting the wards where currently the accommodation is sub-standard and in need of upgrading.

- Ward building South
- Ward building North
- Existing buildings to be retained

3.2 Amount

Ward Building South

The building will provide three floors with all wards a mix of single bedroom and four bed suites. The wards floors will accommodate 30 beds. The modular building will have a flat roof and the external walls will be finished in Goosewing Grey to harmonise with the adjacent buildings. The plant associated with the building will utilize both the roof of the single storey

space to the existing ground floor incoming services area and necessitate a roof top plant space which will occupy only a proportion of the roof area.

		Proposed Floor Area (sqm)
Ward Building South		
Ground Floor		1,471
First Floor		1,295
Second Floor		1,295
Total		4,061



Ground Floor Plan



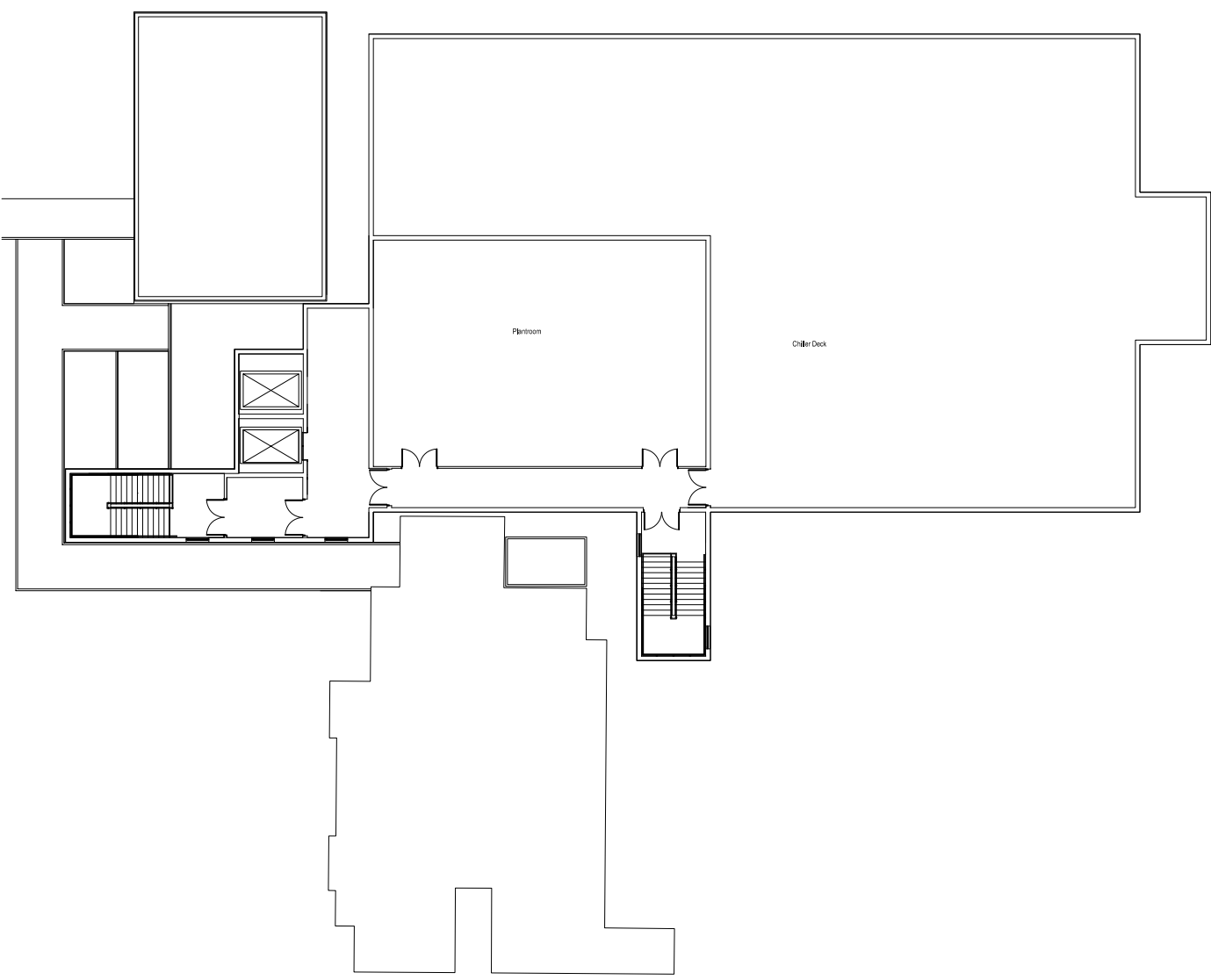
First Floor Plan

3.2 Amount

Ward Building South



Second Floor Plan



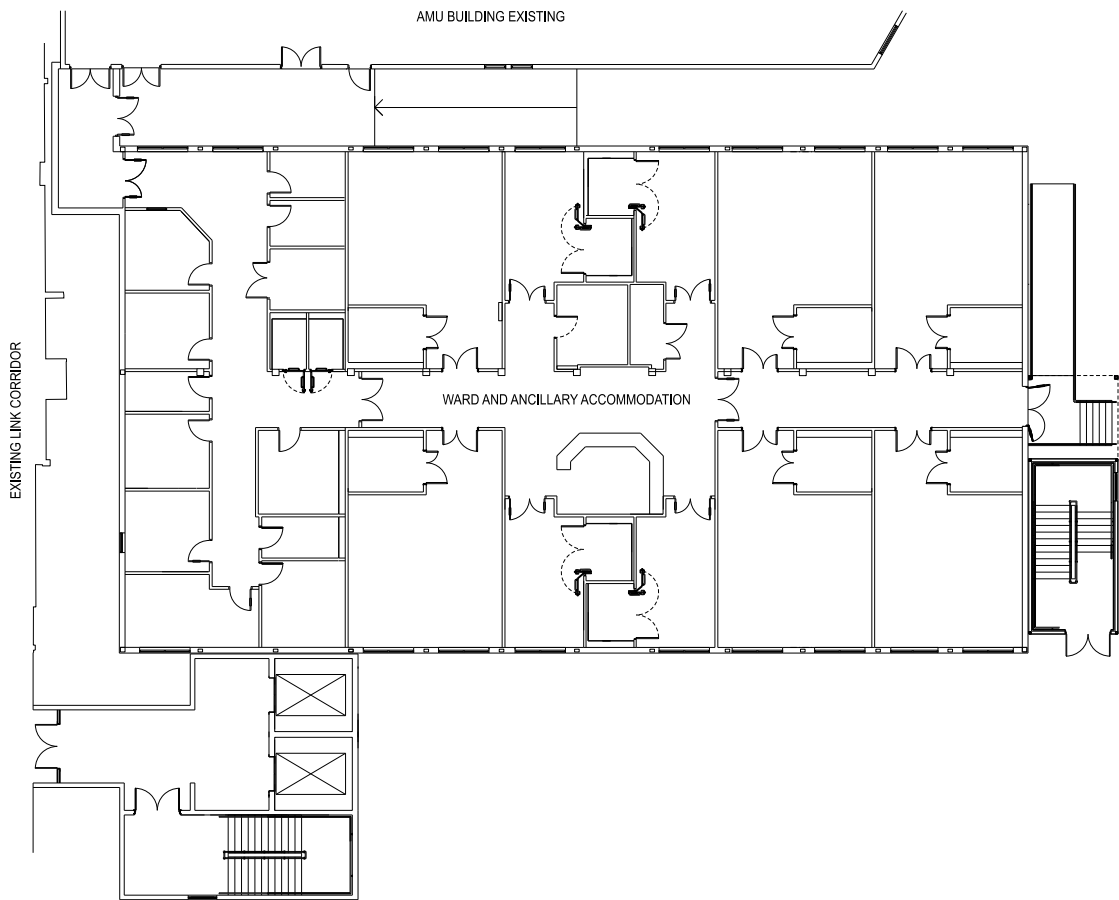
Plant Room and Roof Plan

3.2 Amount

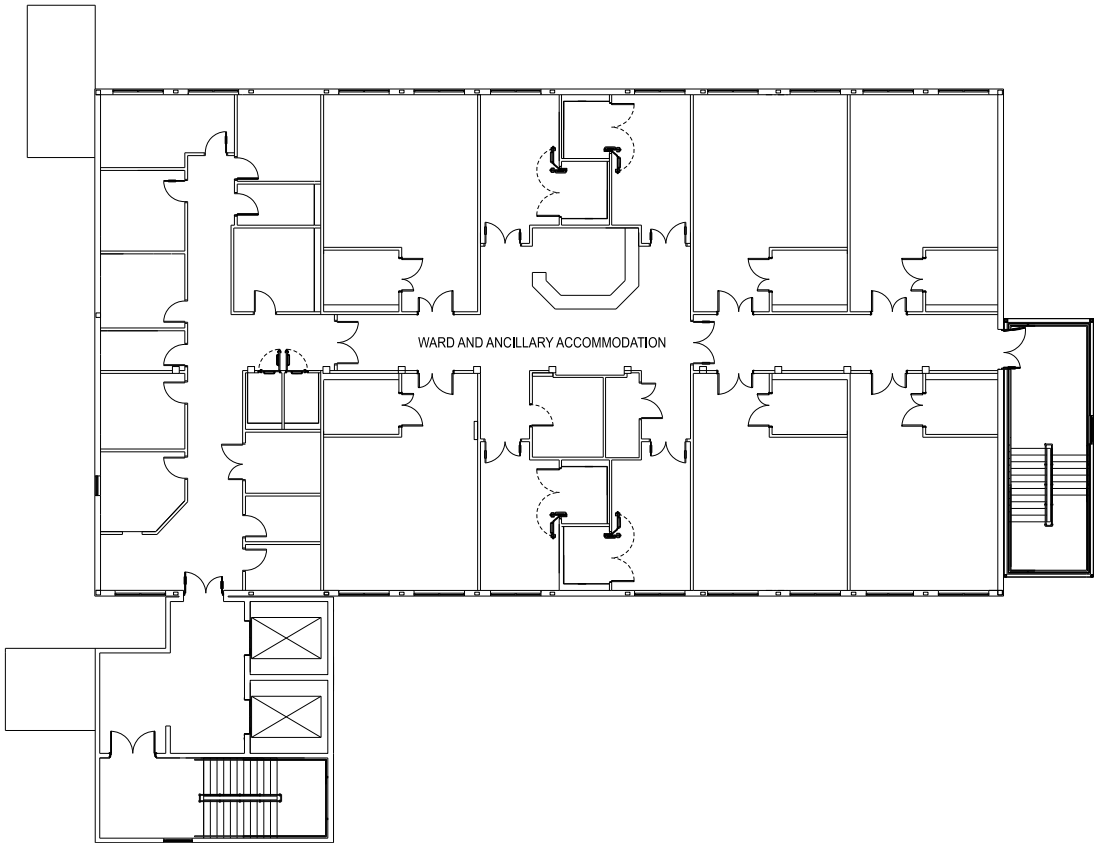
Ward Building North

Each ward will provide 28-bed per floor. The external finishes to the two additional floors will match the ground floor of the Ward Building North appearance with Goosewing Grey cladding and a flat roof.

		Proposed Floor Area (sqm)
Ward Building North		
Ground Floor		1,011
First Floor		992
Second Floor		992
Total		2,995



Ground Floor Plan



First Floor Plan